



City of Galveston

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GALVESTON REGULAR MEETING – August 7, 2018

CALL MEETING TO ORDER

The meeting was called to order at 3:35 p.m.

ATTENDANCE

Members Present: Cate Black, Lisa Blair, Eugene Cook, John Dreiss, Jeffrey Hill, Carol Hollaway, CM
John Paul Listowski

Members Absent: Bruce Reinhart

Staff Present: Janice Norman, Planning Manager; Daniel Lunsford, Planner; Dustin Henry,
AICP, Coastal Resource Manager; Virgie Greb, Assistant Coastal Resource
Manager; Karen White, Planning Technician; Donald Glywasky, City Attorney

APPROVAL OF MINUTES

The July 17, 2018 minutes were approved as presented.

CONFLICT OF INTEREST

None.

REQUEST TO ADDRESS COMMISSION ON NON-AGENDA ITEMS (THREE MINUTE MAXIMUM PER SPEAKER)

None.

CONSENT AGENDA

BEACH MAINTENANCE

<u>Case #</u>	<u>Subdivision/Area</u>
18BF-036	Pointe West
18BF-037	Half Moon Beach
18BF-038	Sandhill Shores
18BF-039	Dunes of West Beach
18BF-040	Kahala Beach
18BF-041	Kahala Beach Estates
18BF-042	Hershey Beach
18BF-043	Holiday Inn Club
18BF-044	Galvestonian
18BF-045	Palisade Palms
18BF-046	Beachtown
18BF-047	Beachside Village
18BF-048	Miramar
18BF-049	Pirates Beach
18BF-050	Pointe San Luis
18BF-051	Riviera I, Riviera II, West Beach Grand
18BF-052	Sands of Kahala
18BF-053	Acapulco Beach
18BF-062	Stewart Beach

18BF-063	Seawall Urban Park
18BF-064	East Beach Park
18BF-065	Dellanera RV Park
18BF-066	Karankawa Beach

Staff presented the Staff Report.

Vice-Chairperson John Dreiss opened the public hearing. For a list of presentations to the Commission, please refer to the attached sign-in sheet. The public hearing was closed and the Vice-Chairperson called for questions or comments from the Commission.

Vice-Chairperson John Dreiss made a motion to defer the consent agenda until the August 21, 2018 meeting in order to allow Staff to gather input from the Beach Maintenance Ad Hoc Committee and Park Board of Trustees. Carol Hollaway seconded, and the following votes were cast:

In favor:	Cate Black, Lisa Blair, Eugene Cook, John Dreiss, Jeffrey Hill, Carol Hollaway
Opposed:	None
Absent:	Bruce Reinhart
Non-voting participant:	CM John Paul Listowski

The motion passed.

OLD BUSINESS AND ASSOCIATED PUBLIC HEARINGS

18P-014 (23174 Gulf Drive) Request for a Beachfront Construction Certificate/Dune Protection Permit in order to construct a new single-family dwelling. Property is legally described as Lot 1, Section 5 of Terramar Beach, a subdivision located in the City and County of Galveston, Texas.

Applicant: Dana Lee

Property Owner: Wanda Greer

Staff presented the Staff Report.

Vice-Chairperson John Dreiss opened the public hearing on case 18P-014. The public hearing was closed and the Vice-Chairperson called for questions or comments from the Commission.

Vice-Chairperson John Dreiss made a motion to approve case 18P-014 subject to conditions outlined in the Staff Report. Lisa Blair seconded, and the following votes were cast:

In favor:	Lisa Blair, John Dreiss
Opposed:	Cate Black, Eugene Cook, Jeffrey Hill, Carol Hollaway
Absent:	Bruce Reinhart
Non-voting participant:	CM John Paul Listowski

The motion failed.

Jeffrey Hill made a motion to continue case 18P-014 subject to the applicant supplementing the application with a report from a coastal engineer. Cate Black seconded, and the following votes were cast:

In favor:	Cate Black, Lisa Blair, Eugene Cook, John Dreiss, Jeffrey Hill, Carol Hollaway
Opposed:	None
Absent:	Bruce Reinhart
Non-voting participant:	CM John Paul Listowski

The motion passed.

18P-040 (3228 Broadway/Avenue J) Request for a Planned Unit Development (PUD) Overlay district to expand an existing "Auto Service/Fueling or Charging Station" development. Property is legally described as Lots 4 and 5, Block 212, in the City and County of Galveston, Texas.

Applicant: Sel Thint, P.E.

Property Owner: Tri-Star Galveston Inc.

Staff presented a memorandum requesting the case be deferred until the September 17, 2018 meeting in order to give the applicant more time to meet with staff regarding the staff recommendation.

Vice-Chairperson John Dreiss opened the public hearing on case 18P-040. The public hearing was closed and the Vice-Chairperson called for questions or comments from the Commission.

Carol Hollaway made a motion to defer case 18P-040 in order to give the applicant more time to meet with staff regarding the staff recommendation. Jeffrey Hill seconded, and the following votes were cast:

In favor:	Cate Black, Lisa Blair, Eugene Cook, John Dreiss, Jeffrey Hill, Carol Hollaway
Opposed:	None
Absent:	Bruce Reinhart
Non-voting participant:	CM John Paul Listowski

The motion passed.

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

18P-041 (12023 Sand Dollar Beach Dr.) Request for a Beachfront Construction Dune Protection Permit in order to construct a single-family structure. Property is legally described as Lot 1, Sand Dollar Beach (2017), a subdivision in the City and County of Galveston, Texas.

Applicant: Debbie Reinhart, Beachside Village Builders LP

Property Owner: Richard S. Warren

Staff presented the Staff Report.

Vice-Chairperson John Dreiss opened the public hearing on case 18P-041. The public hearing was closed, and the Vice-Chairperson called for questions or comments from the Commission.

Vice-Chairperson John Dreiss made a motion to approve case 18P-041 per Staff's Recommendations. Carol Hollaway seconded, and the following votes were cast:

In favor:	Cate Black, Lisa Blair, Eugene Cook, John Dreiss, Jeffrey Hill, Carol Hollaway
Opposed:	None
Absent:	Bruce Reinhart
Non-voting participant:	CM John Paul Listowski

The motion passed.

18P-042 (10101 Stewart Road) Request for a Change of Zoning from Residential, Single Family (R-1) to Commercial (C) zoning district. Property is legally described as Part of Lot 346 (346-2) Trimble and Lindsey, Section 1, in the City and County of Galveston, Texas.

Applicant: Stephen Schulz

Property Owner: Ideal Investments, Texas General Partnership

Staff presented the Staff Report and noted that of thirty-one (31) notices of public hearing sent, zero (0) had been returned.

Vice-Chairperson John Dreiss opened the public hearing on case 18P-042. Applicant Stephen Schulz presented to the Commission. For other presentations to the Commission, please refer to the attached sign-in sheet. The public hearing was closed and the Vice-Chairperson called for questions or comments from the Commission.

Vice-Chairperson John Dreiss made a motion to recommend approval of case 18P-042 per Staff's Recommendations with the stipulation to add signage indicating a request for a change of zoning before the case goes before City Council. Carol Hollaway seconded, and the following votes were cast:

In favor:	Cate Black, Lisa Blair, John Dreiss, Carol Hollaway
Opposed:	Eugene Cook, Jeffrey Hill
Absent:	Bruce Reinhart
Non-voting participant:	CM John Paul Listowski

The motion passed.

18P-043 (13333 FM 3005) Request for a change of zoning from Residential-Single Family, Height and

Density Development Zone 6 (R-1-HDDZ-6) to a Commercial, Height and Density Development Zone 6 (C-HDDZ-6) zoning district. Property is legally described as Northwest Part of Lot 470 (470-2), Trimble & Lindsey Survey Section 2, in the City and County of Galveston Texas.

Applicant: Corbin Broesche, Kai Custom Homes

Property Owner: Welling Galveston LP

CM John Paul Listowski left at 5:32 p.m.

Staff presented a memorandum requesting case 18P-043 be deferred until the August 21, 2018 meeting in order to allow the applicant to be present at the meeting.

Vice-Chairperson John Dreiss opened the public hearing on case 18P-043. The public hearing was closed and the Vice-Chairperson called for questions or comments from the Commission.

Carol Hollaway made a motion to defer case 18P-043 until August 21, 2018 in order to allow the applicant to be present at the meeting. Vice-Chairperson John Dreiss seconded, and the following votes were cast:

In favor:	Cate Black, Lisa Blair, Eugene Cook, John Dreiss, Jeffrey Hill, Carol Hollaway
Opposed:	None
Absent:	Bruce Reinhart, CM John Paul Listowski
Non-voting participant:	None

The motion passed.

18P-044 (Adjacent to 1113 14th Street) Request for a License to Use for an encroachment of a porch and stairs into the right-of-way. Adjacent property is legally described as Lots 8 and 9 AKA Lot A Replat (8-2), Block 74, in the City and County of Galveston, Texas.

Applicant and Property Owner: Martha Maloney

Staff presented the Staff Report and noted that of thirty-one (31) notices of public hearing sent, two (2) had been returned in favor.

Vice-Chairperson John Dreiss opened the public hearing on case 18P-044. Applicant Martha Maloney presented to the Commission. The public hearing was closed and the Vice-Chairperson called for questions or comments from the Commission.

Cate Black made a motion to approve case 18P-044 per Staff's Recommendations. Eugene Cook seconded, and the following votes were cast:

In favor:	Cate Black, Lisa Blair, Eugene Cook, John Dreiss, Jeffrey Hill, Carol Hollaway
Opposed:	None
Absent:	Bruce Reinhart, CM John Paul Listowski
Non-voting participant:	None

The motion passed.

ELECTION OF CHAIR AND VICE-CHAIR

Vice-Chairperson John Dreiss made a motion to re-elect Bruce Reinhart as Chair. Lisa Blair seconded, and the following votes were cast:

In favor:	Lisa Blair, John Dreiss
Opposed:	None
Abstain:	Cate Black, Eugene Cook, Jeffrey Hill, Carol Hollaway
Absent:	Bruce Reinhart, CM John Paul Listowski
Non-voting participant:	None

The motion failed.

Eugene Cook made a motion to elect Carol Hollaway as Chair. Cate Black seconded, and the following votes were cast:

In favor:	Cate Black, Eugene Cook, Jeffrey Hill, Carol Hollaway
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Opposed:	Lisa Blair, John Dreiss
Absent:	Bruce Reinhart, CM John Paul Listowski
Non-voting participant:	None

The motion passed.

Chairperson Carol Hollaway made a motion to elect Cate Black as Vice-Chair. Jeffrey Hill seconded, and the following votes were cast:

In favor:	Cate Black, Eugene Cook, Jeffrey Hill, Carol Hollaway
Opposed:	None
Abstain:	Lisa Blair, John Dreiss
Absent:	Bruce Reinhart, CM John Paul Listowski
Non-voting participant:	None

The motion passed.

THE MEETING ADJOURNED AT 5:44 PM